

**Town of Clarence
Planning and Zoning**

Memo

To: Town Board Members

From: James B. Callahan, Director of Community Development

cc: Town Attorney, Town Clerk, Town Engineer, Senior Code Enforcement Officer, Planning Board Members, Chamber of Commerce

Date: January 11, 2017

Re: January 18, 2017 Town Board Meeting Agenda

Following is a review/analysis of the items listed on the January 18, 2017 Town Board agenda:

FORMAL AGENDA ITEMS:

1. MARY SELLAN/CALIFORNIA DETAILING, 8500 ROLL ROAD.

Location: North side of Roll Road west of Harris Hill Road intersection.

Description/History: Existing commercial building located in a Residential Zone with a use variance to allow for commercial uses. Existing plaza contains Discover Golf and Waxing studio and the rear building houses a construction company.

Proposal: Applicant is seeking approval to operate an automotive detailing use in the rear building.

Comprehensive Plan: Area identified in a residential classification.

Reason for Town Board Action: Automotive uses will require Town Board approval in the form of a Temporary Conditional Permit.

Issues: Number of vehicles proposed for outdoor storage at any given time.

2. BILL HENDERSON/JEWELRY STORE, 4715 TRANSIT ROAD.

Location: Southeast corner of Transit Road and access loop to Sheridan Drive.

Description/History: Existing vacant parcel, former Carmines Restaurant, located in the Major Arterial zone.

Proposal: Applicant is proposing to construct a new jewelry store at this location.

Comprehensive Plan: Area identified in a commercial zone.

Reason for Town Board Action: Preliminary concept review allows the Town Board to identify concerns and specific design criteria.

Issues: Proposed site plan is in conformance with setback and parking requirements.

WORK SESSION ITEMS:

1. CIMATO BROTHERS CONSTRUCTION/RIEGLE'S NORTHWOODS SUBDIVISION.

Location: North of Roll Road and East of Newly Installed Access to Northwoods Subdivision.

Description/History: Previously Approved Open Space Design Subdivision.

Proposal: Applicant is proposing to construct a wetland mitigation for the Woodland Hills Subdivision within the required Open Space within the Northwoods Subdivision.

Comprehensive Plan: Area identified in a residential area and within a protected open space area within the approved subdivision.

Reason for Town Board Action: Per the Clearing, Filling and Grading Local Law, the Town Board has final approval authority for permitting such operations.

Issues: The proposed mitigation area does not impact the ultimate density calculation for the subdivision and the U.S. Army Corps of Engineers has approved/permitted the design.

2. FRANK RIVET/STRICKLER ESTATES SUBDIVISION.

Location: West side of Strickler Road, south of Clarence Center Road.

Description/History: Existing previously approved large lot subdivision located in the Agriculture Rural Residential Zone.

Proposal: Applicant is seeking a public road dedication of approximately 300' of Dillon Court to accommodate a secondary driveway access to a previously approved Map Covered lot along Shamus Lane.

Comprehensive Plan: Area identified in an agricultural area.

Reason for Town Board Action: Per the Subdivision Law, the Town Board may accept roads for public dedication.

Issues: Legal and proper filing of the required road deeds is necessary for final public dedication.

3. ROXBERRY PHASE2/HELENWOOD EXTENSION.

Location: South side of Sheridan Drive as an Extension to Helenwood Drive.

Description/History: Previously conceptually approved public road extension to service 7 new lots.

Proposal: Applicant is seeking a variance to the Town Subdivision Law to allow for more than 12 lots on a cul-de-sac. The total number of lots on the cul-de-sac for this road extension will be 16 with an exception lot that could make it 17 lots in the future.

Comprehensive Plan: Area identified in a residential single family zone.

Reason for Town Board Action: Per the Subdivision Law, the Town Board has authority to grant variances to the strict application of the requirements of the subdivision design criteria via a Supermajority approval.

Issues: The Planning Board has approved the submitted design. The Harris Hill Fire Chief has reviewed the design and the updated water line upgrades and has approved the project.